



Minutes  
City of Coatesville  
Regular Meeting – 1 City Hall Place, Coatesville, PA  
Council Chambers  
Monday, January 24, 2022

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Council Present: President Lavender-Norris; Vice President Carmen Green, Councilwoman Khadijah Al Amin, Councilwoman C Arvilla Hunt, Councilwomen Charrisse Allen, and Councilman Donald Folks  
Council Absent: Councilman Edward Simpson  
Staff Present: James Logan, City Manager; Charles Huston, Assistant City Manager; Robert Jefferson, Solicitor; Richard Troutman, Finance Department; Chief Jack Laufer, Police Department; Ruthann Mowday, Recording Secretary

President Lavender Norris called the meeting to order at 7:40 pm and announced an Executive Session was held earlier this evening to discuss personnel, real estate and legal matters.

President Lavender Norris announced Mr. Simpson would not be in attendance this evening and Vice President Green is in route.

### Approved Minutes

1. January 3, 2022  
Ms. Al Amin made a motion to approve the January 3, 2022 meeting minutes; Mrs. Hunt seconded the motion. Motion passed 4-0-1. Ms. Al Amin abstained due to her absence of most of the meeting.
2. January 10, 2022  
Ms. Al Amin made a motion to approve the January 10, 2022 meeting minutes with amendments from Ms. Al Amin; Mrs. Hunt seconded the motion. Motion passed 5-0.

Ms. Al Amin stated she had a couple edits. One page 1 where it says Mr. Folks replied no, he also said they are ripping us off. Our comments should be reflected accordingly. Where it says Ms. Al Amin stated this is accessible. I stated this is unacceptable. And then its's no me who said to reach out to the Company, it was Mrs. Green. The part about Mr. Troutman and Mr. Logan, that was actually stated by Councilwoman Lavender Norris.

Ms. Al Amin question if she was to approve this would it be as written or with her amendments. Mr. Jefferson said the motion would be to approve the minutes as amended with comments. Ms. Al Amin stated I would like to make a motion that we approve the minutes with the amendments. Ms. Al Amin asked if she would have to withdraw her first motion. Mr. Jefferson replied no, I think the motion just as amended.

### Approval of Accounts Payables

Mrs. Hunt made a motion to approve the accounts payables; Ms. Al Amin seconded the motion. Motion passed 4-1-0. Ms. Al Amin was the dissenting vote.

Ms. Al Amin questioned page 15 of 82, Solid Waste tipping fees for the 3<sup>rd</sup>, 4<sup>th</sup> and 7<sup>th</sup>. Are they just standard fees? Were they tipping fees for the dumpster that we keep down at Public Works? On page 25 of 82 last year, I thought the computers that could be updated, we updated them and replaced but

there is purchase on here from Amazon Human Resources, Dell laptop \$497.99, Dell desktop, \$1,379.95, Dell laptop, \$999.98 and a Dell computer monitor for \$187.49. I thought we either updated or replace all the computers. Mr. Troutman explained they are for individuals to be able to work at home on dedicated City equipment. So, they are not using their personal computer but City laptop. Ms. Al Amin asked on page 25 of 82, the salt that we purchased for the sidewalk, we don't have a general contractor that we use? We purchase it from Home Depot.? Chief Laufer replied yes, because it's not rock salt. It's regular ice melt because it can't be regular rock salt which damages the concrete.

## **Presentations**

### **1. Train Station Project Update – Patrick Gardnier**

Angela Watson, Director for the Bureau of Rail Freight Ports and Waterways at PennDOT, Pat Gardiner is with Michael Baker and is Construction Manager for the Coatesville Train Station Project. Ms. Watson announced the project has started, um, the contractors have mobilized on site. In October, we held the groundbreaking ceremony and we currently have Wickersham as the general contractor on the project. The local contractor for electrical is Vietri. I'm going to just kind of talk through the next several weeks and then kind of the longer term, um, schedule for the project. So, over the next three weeks through mid-February. We are looking at having the trailer set up on site. We are also looking at erosion and sedimentary controls being set in place using filter socks, a lot of the initial clearing and grub, and site excavation to remove building debris will be initiated. We will also start with the soil management activities of the regulated material on site. In addition, you may start seeing some advanced notice signs for the closing of the Fourth Avenue tunnel. This will just be the first street closure for the project. And we're looking at that to be coming up after the next three weeks. So probably in the next month, you will start to see closing of Fourth Avenue. Looking beyond the next three weeks, looking at probably the next three weeks, or next month out to six weeks, month and a half, we will have the closure of Fourth Avenue tunnel so that we can start working on the Fourth Avenue side, including the installation of shoring and sheet piles at the tunnel, as well as excavation for Caissons and foundations. That will be in probably the next month to month and a half that you'll start to see this work being performed. And then looking at a longer term schedule. We're looking at just to give you an idea, the project itself is scheduled to go through mid-2025. So, looking into middle of 2023 middle of next year, we're looking at the south side platforms are anticipated to be complete. And following that a year later, the south side site work would be complete, which includes Fleetwood street and the parking lot. Shortly afterwards, we'll have the north side platforms completed. And then into early spring, 2025, you would see the north side site work then being complete. That would include the of Coates Street as well as the sidewalk work, along the north as well. That is just obviously very high level to give you an idea of if the project moves smoothly. That's the anticipated schedule that we're looking at for the overall project. Now, a lot of this also depends on Amtrak and their ability to be out there doing, performing their part of the project work as well as whether things that may be out of our control, but, unanticipated impacts or anything that would slow the project down. This is the overall schedule that we're looking at and then [www.planthekeystone.com](http://www.planthekeystone.com) is our website at actual Michael Baker does to assist us with updating. If you haven't visited the website yet plan the keystone.com. You can actually follow the project as the project proceeds. We will update it with photographs and project status. So, it is a good way to kind of check in periodically if you want to see some construction photos and get a sense of the progress of

the project. And that is it for the slides that we have. If you have questions for myself or for Pat, we're both here to answer any questions.

President Lavender Norris asked with regard to the Fourth Avenue posting for when it's going to close, how are you proposing the postings? Mr. Gardiner replied the contractor is looking at putting two warning signs up at this point to identify that the Fourth Avenue tunnel will be closed in the future, probably in mid to late February. These are just going to be advanced notices on a typical road closure sign without having a road closure, just the information on the sign. So, the people that are using Fourth Avenue now would have that pre-warning activity. They're also going to put flyers out to the people on the adjacent streets to let them know that that's going to be coming. And then when we actually go to close the Fourth Avenue tunnel, we're going to follow the maintenance protection of traffic plan that was approved in the construction set that your City Engineer approved with that also. President Lavender Norris asked if we could consider maybe a banner on either side of the underpass announcing, you know, the upcoming closings. Mr. Garner stated I know that James sent a notice about a banner earlier and we were going to put those signs up in lieu of the banner. I think, to get a banner made, because we're having difficulties in project signs and other type of equipment to get made. I think that by the time we get them, we will be at that point where we'd be actually closing tunnel. We're looking three weeks to four weeks to get signs made. Mr. Folks asked if they know the exact date they are going to close Fourth Avenue. Mr. Gardner replied no, we don't. And we're going to look that in order for us to get to close Fourth Avenue, there are other items we need to get in place and Angela, identified some of those, Amtrak going to be a major concern. So, we don't want to close it prematurely, but we need to have the Amtrak crews on site to provide us protection. And the very first thing we're going to do when we close Fourth Avenue, start to dry sheet piling to protect that area when we're going to do some excavation rate adjacent to Fourth Avenue. And we need to make sure that we're going to have the Amtrak people available. We don't want to start and stop work. And right now, they're going to provide support on a day by day basis, because all the trailers aren't set up. We need to PECO feed for electricity in order to have all the requirements and Amtrak needs for their trailers that they need to have showers and running water. So that's a difficulty. Vice President Green stated maybe we need to start advertising. Mrs. Hunt asked if it is possible to advertise on the billboard on Route 82 to let the residents know of closing, especially those that live up in that area and use that underpass. So, if we could get a clearer date, so for even, is it possible to consider putting it up on the billboard? Mr. Logan replied yes, I can work with Patrick and Bill on signage, the language that they have, and we can post on the digital billboard on RT 82. Mrs. Hunt asked what would it take or in entail? And I don't know if it can be done or not to do a bulk mailing mainly to that area, do a bulk mailing of just of a short little flyer or something. Mr. Logan explained we are going to be working with Second Century Alliance, with Urius, Sonny, Amber, and they will be doing more boots on the ground if you will. So, we can circulate it, get it out there. We can also look at a mailer. Since we are basically a section of 19320, we wouldn't be able to like segment it to a specific area. Mrs. Hunt stated if you just did the City cause like Ms. Green was saying everybody used Fourth Avenue. I just think it would be worth the extra effort. Mr. Logan explained the cost could be up to \$7,000. Ms. Allen explained it is depending on how many houses are in there to be determined. The Coates Street area, I think there's from Seventh and it's like \$756 just for that area. And that's roughly 180. Mr. Logan said we can look into that. And if you do third class mail versus first class, so it's cheaper you a little longer to get there, but we can do that. Mrs. Hunt stated

I think that would be great then even if we do get a flyer generated, if we can all get it and we can start posting it. Right. But sometimes when we post words, people just, you know, scan on like, but when they show a little poster or something they'll stop so we can. Yeah, absolutely. So, I think that's important to make sure that we do that.

2. Lead Safety – Patricia Rooney

Ms. Patricia Rooney announced she is a Honey Brook resident, but a member of the NAACP in the Coatesville area and a member of the women of the NAACP in Coatesville. I am also a volunteer with Fair Districts PA and, uh, we have been working on getting fair maps for all Pennsylvanians, and hopefully we will be successful this year. I am invited myself to speak to you because the women of the NAACP had noted some enduring issues with students in high schools, in terms of aggression, lack of attention, span problems, completing a grade level, et cetera. And right after we discussed this in a meeting, I was made aware that Chester county currently ranks 15th in the state for elevated lead levels. And Pennsylvania's third in the country for high lead levels. In 2015, we learned that Pennsylvania has 18 cities with higher lead levels than Flint, Michigan. And you probably know about Philadelphia's problems. There are more cities that have this issue. Some of them are in rural areas, but the cities are really a big problem because of their old housing stock. The infrastructure is old, the piping is old, and we know that Coatesville therefore is at risk because it has all these issues also, to add to that, the income differential between residents and the Coatesville area and other parts of Chester County, where they're building and rebuilding at a fast rate. There's no doubt in my mind that the numbers for Chester County will show that the larger numbers are in areas like Coatesville, Phoenixville, Chester, West Chester. Obviously, the American rescue plan had some money for lead remediation and the build back better was supposed to have enough for most areas of the country. Maybe not completely, but enough to get us started on the issues that might be a problem for us.

Build Back Better, may not happen. I think we don't focus necessarily on Build Back Better, but we begin, we have to begin this process of trying to deal with lead issues in the area. We can start by just thinking about how are we going to fix this problem? The problems manifest in high schools may have nothing to do with lead levels, but I'm of the opinion that if you have enduring issues, you eliminate the causes. If you can, rather than just treat the symptoms, the areas of poor behaviors in the high schools, aggression, poor concentration, mental illness, low IQ, all have been cited as possible outcomes of toxicity. At some point in a child's life, these outcomes cannot be remediated and are irreversible and they may manifest later. For instance, you may not even know that your child has been exposed, but later in life, it is manifest and there's no way to fix it. The other thing is that lead levels are directly and positively correlated with higher incarceration rates. Again, lead is the source of all our problems. Never, never would I say that, but I do say that if this is any part of the problem, and obviously the federal government has pinpointed it as a bigger problem than they told us about before, I think we should fix it. Other cities in Pennsylvania are working on this. Some of them have, have gotten pretty far, Pittsburgh and even Lancaster have done work that we can model. And, just this month, the, Pennsylvania Department of Health changed the lead reference level for children under six, from five NCGS per deciliter to 3.5 NCGS per deciliter, effectively doubling the number of children with high lead levels. So, while for Chester County, that may only be 200 children per year, that is still too many children that are exposed to lead. That don't need to be exposed to lead. Not anymore, they don't need to, we can fix it. We just have to start. It seems to me, that there are about 3000

houses in a Coatesville Area that were built prior to 1980, 1978 was the year that lead paint was outlawed. So, lead paint is considered the highest, the greatest cause of lead poisoning. And that may be true, and that is actually relatively easy to fix, because you can remove it, but the bigger problem actually is lead in the water. And, you know, they don't talk about this as much because lead in the water is so hard to test one day, you can test it, it will be fine the next day you can test it and it will be high in red. And that is because the quality of the water running through the pipes is a problem. So, I guess the thing that we have to do is find out where the lead pipes are in the City. And, you don't have to actually rip them out necessarily, but you can coat them so that they are not allowing the lead to be exposed to the water. The quality of the waters is something important to know. Pipes are both City owned and, and privately owned. The one problem that people trying to fix this issue have encountered is that people do not want to spend the money to replace the pipes from the street to their house or within their house. They do not want people coming into their house to test, but all these things can be addressed with the public education effort and getting the City behind it. Once you decide that this is something that needs to be done, and I think you should, we can help. The public can help with this. The Pennsylvania Department of Health is eager to work with Coatesville and South Coatesville on solving these problems with residents. And in order to contemplate remediation needs and costs, we have to get the data that Pennsylvania Department of Health in Chester county can provide. They sent some paperwork that needs completion in order to get some elementary statistics just to outline the scope of the problem. I feel as though I can't complete that on my own. I need to work with somebody in the City to help with that. It's not my area of expertise anyway, but also in a City, the size of Coatesville, once you pinpoint an area with possible problems, you might even know which houses and that becomes a public health information protected issue. In order to figure out the scope of the problem, we need to know whether there's certain level of granularity, where the problems are. So, I need you guys to decide whether or not this is something you want to pursue and ask for the data, so that you can figure out what's the next step. Other cities have decided to work with Ordinances. They would require, say pre-1980 homes to be lead tested or homes to be tested before they're sold. Either water paint that is rental properties have to be tested before renters move in. This kind of ordinances are not complicated. And I think there are good models out there. And it's just a question of getting the word out to the public and making sure that they're not all up in arms about what this will cost them because people with low income. President Lavender Norris apologized for the interruption. But, we do have to move forward in our agenda. What I will ask you to do is to reach out to Mr. Logan or Mr. Houston, so we can see what our next steps forward will be with this because we are interested and it is an important issue. So, for you to reach out to one of them and determine what our next steps are.

### **Discussion Items**

1. Meeting Minutes

There was no discussion on meeting minutes.

2. July 4<sup>th</sup> Fireworks

President Lavender Norris stated Mr. Simpson is not present this evening as he asked this to be placed on the agenda for this evening. Ms. Al Amin asked for the discussion to be placed on the next meeting agenda.

### **Citizens Hearings – Regular Action Items Only (3 Minutes)**

There were no citizens comments on regular action items only.

Vice President Green made a motion to close citizens hearings on regular action items only; Ms. Al Amin seconded the motion. Motion passed 6-0.

### **Regular Action Items**

1. Receive and consider a motion to accept RDA recommendation for Third Avenue sale to Proudfoot Investments

Vice President Green made a motion to accept RDA recommendation on The Third Avenue sale to Proudfoot Investments for \$250,000; Ms. Al Amin seconded the motion. Motion passed 6-0.

Mr. Logan explained this is the RDA recommendation for the Third Avenue Project, which represents the City economic installment real estate arm has into an agreement, which is an investment company part of Susan Springsteen's 190 west project that you all are familiar with. In addition to successfully building that building, the principal turned his sites to the third Avenue which he proposed the sale of that lot and this recommendation is to admit the agreement at a reduction which was shared with the executive tonight.

2. Receive and consider a motion to accept RKL recommendation for the DCED funded STMP Program

Mr. Folks made a motion to accept RKL recommendation for the DCED funded STMP Program; Vice President Green seconded the motion. Motion passed 6-0.

Mr. Logan explained this was a recommendation from several months ago. RKL entered into an agreement with the City of Coatesville to perform a of interviews and analysis for the City of Coatesville and ways to identify steps and policy procedures to avoid the City going into financially stress. So, uh, this particular program funded by DCED, and basically the City has conducted this analysis report. I think this will be the Fourth time. One time was for the financial side of the City, one was for development side, this one for the financial side, Rich along with other staff members, including Council members were interviewed. Our job was to assist RKL in identifying ways to streamline some of our expenditures. The end result was a number of recommendations made by RKL. Once again, to sustain the City's financial status and again sort of not take on financial hardships. These recommendations, some of them will be implements and some of them will not. This is a living document where we will continue to share with City Council members. There are feelings that you may not agree with but certainly we will have that discussion. This is designed for the City to move forward. This is a 10-year plan. We are very excited that RKL along with Rich, who really did the lion share of work here, we were able to identify these recommendations. We are both excited and look forward to moving forward. Ms. Al Amin stated with us accepting the recommendations. It's like you said some of them would probably be implemented and some of them may not. So, us accepting the recommendation does not mean necessarily we're agreeing with everything that they have in their presentation, right? Mr. Logan stated I just want a clear clarification so the recommendation is to accept the actual draft recommendation so the recommendations within the report itself, you're not accepting those, you're accepting your report. The recommendation is for this report. Am I correct Rich? Mr. Troutman replied yes, I believe everything in there. Time will tell when something might be implemented. It still gives discussion to Council when we talk about for example, when you

buy certain pieces of equipment, its going to be subject to approval of Council. Ms. Al Amin stated like the same for tax increases, we are not saying yes to tax increases every year, that would have to come before Council. Mr. Troutman replied yes. Vice President Green thanked Mr. Troutman and Mr. Logan. Just to be proactive, we all know here how our financial outlook position was very stressed and for the last two years, I really trust your judgment because for the last two years, you bought us a balanced budget that we did not have to take money from anywhere. And, you know, this was done not by us, but by you two. And for us to apply for this grant, and the State grant us the money. I think it only behooves us to be obedient to the agreement and to adopt the recommendations and to look at them seriously in utilizing and performing whatever they're recommending for us to do, because this is saving us from financial stress. Sometimes I think that we sit in this seat and we know best, we know this, and we don't always come from a perspective from overall, you know what I mean? And that's why we have the professionals, and that's why the state approved us because they seen that we needed it. And like Mr. Logan said, this is not the first time that we've gotten us, but this time we need to be obedient to it. You know what I mean? Because that's going to look not favorable to us in the eyes of the state, if we're not following some of the guidelines that they've given us, because like I said, our financial position was not great, you know, good things have been happening, but that does not mean that we take it for granted and just, you know, really, really do things we've been blessed for the last two years. And I want, continue to build onto that. So, I thank you, Mr. Troutman, Mr. Logan and the rest of the staff and Council who participated in this survey to get us to this point. And I just thank, and I hope that we all understand why we're accepting this. Thank you.

3. Receive and consider Coatesville Library request

Mrs. Hunt made a motion to approve the Coatesville Library donation in the amount of \$5,000; Mr. Folks seconded the motion. Motion passed 5-1. Mr. Folks was the dissenting vote.

Mr. Logan explained this came to us in September of 2021, that was for \$7, 500. At that particular time, we had a series of meetings that we wanted to conduct with the library. We successfully conducted those meetings and for the 2022, because we did miss the 2021 request. We are recommending the amount of \$5,000 to be a given to the folks in the library as an annual contribution. That's what the city budgeted for. Vice President Green stated I think that the library has a new director who was not aware of the fact that she had to submit a request, but she just was not aware of it. I guess her successor was, they did not make her aware of it. Mrs. Hunt asked if we ever had that meeting or discussion with them and what was their agreement? Mr. Loga said in terms of the homeless visitors and individuals that are on the property, the library is County funded public library facility. They did not feel it was their responsibility, but they just didn't feel that it was their place to remove and restrict individuals who come in and to the library. They do open a library to individuals that are homeless. They allow them to come in, sit and read and use the facility. They just don't feel comfortable going outside into the outside space, we work with them in terms of notifying our Police Department. We did have a conversation with them and some of the homeless people become a little irate. We did have a conversation with them just requesting if any of the homeless people are causing any discomfort level with them. Vice President Green stated that they do turn the Wi-Fi off at night now bit they are still out there during the day. The library has put signs up. Mrs. Hunt announced she sent pictures, they were outside of the library. A man just pulled up his pants, right there along the wall, by the time I got my phone

moving, he was pulling up his pants and she was pulling toilet paper out of a bag. That is just unsightly. It's disturbing for people that are coming to my business or for people that are wanting to go into the library. And I just don't understand their mentality of not trying to at least keep this clear. Right. We are the City of Coatesville, so is it okay? Just because we're the City of Coatesville for them to do this, and they're just from place to place. Couple weeks ago, I had called the Chief cause they had all these same bags that you see here. They had up on my walkway again. And you know, you don't want to be sound like you're mean, or don't have a heart or don't have any compassion, but they've had the opportunities to go into shelters and, and they don't want to do that. So, I don't think they should have the right to disturb other people's properties or make the City as a whole look bad with all of their mess, you know, out there on the street. I just think it's very unsightly. And I think the library needs to take more of an active role because they have a sign up there for no loitering after hours. This was during the hours that was at 1:28 in the afternoon when all that was fun. If anybody want to look at the video, I see my phone and I just, um, I'm not willing to support until they are willing to take some stance and making sure that, you know, the area looks better. We have to, we have to do something. Chief Laufer explained it is properly posted. So, it can be enforced, as Mrs. Hunt said, you know, we sent patrol, right? She had sent the videos. We do have the authority move them along. Now it does require cooperation from the library for prosecution. They won't. we have the ability to at least move them along. There's no law against being homeless. Right. So as long as they're not on private property, all you can do is tell 'em to keep moving. President Lavender Norris stated you would need the library to say for enforcement, they would have to step up. Chief replied right, and generally it doesn't get to that point. Because the homeless usually will cooperate and move on. We are not looking at criminalized homelessness. Right? But our officers are pretty good at handling and at least getting a temporary resolution. Cause they're just going to be on somebody else's property. Vice President Green said there was one that was living on your property, the backside of your property and he moved on, but then a guy came, so I don't know if he's still there I think. Mrs. Hunt stated I know for me, I have such emotions about it because they're homeless, but it's because they wanted be homeless because we've tried to help them, but get its bitter cold and you look out there and you're like, my God, she can offer 'em they don't, most of them don't want to go into the shelter. No. And, and it's like, they want be like they are, but it's not right to be that way on the streets and all private properties using other people's electricity and all of that, you know, I just don't think it's the right thing to do. Ms. Al Amon asked if BVA was approve for Code Red and Code Blue after the storm? She stated I believe it was. (inaudible crosstalk) Vice President Green stated we reach out, however, they don't even come on the property. They will go on every property except the CYWA property, you know, seem like they know that there's a shelter there, but they don't want that. They don't go there. They, they don't even hang out outside or on the patio or anything. Mrs. Hunt said they will come up on her porch, they'll have bags. It was two weeks ago. My daughter said, mom, come look at that, get you camera. they were loaded on the porch. It was so cold. And I just said, you know, just let us, you know, it's so cold and I just didn't have the heart to go say, get away from here. Like I wanted to, but the next morning, you know, when I down to take my husband to this treatment at six o'clock in the morning, they were still there. And when I came back, I did tell them to move along. But you know, it's, I don't know. President Lavender Norris stated there has to be something. I don't know what it is. I can't even fathom, but there has to be something we can do. Vice President Green said it's a big problem Linda, everywhere. President Lavender Norris said like Chief was saying, we don't want to criminalize it. Exactly. But at the same time, we don't have an open door for, you know,

we're trying to build up. Mrs. Hunt said and when we tried to help them, you know, I can see if we're just sitting up here talking and not, you know, taking action to try to help them because they even set up at the Church on 4<sup>th</sup> Avenue and under the underpass there. They are loaded under there. The library needs to do something cause that's a focal point right. On the main street. Either way they are in in the front or they are on the side of the avenue. Vice President Green stated it's something that you don't see, I think it's because we're more inner City. Linda said Chief, I see the signs, No Trespassing after hours. So, after hours, what's your recourse with regard to them being on the property after hours. The Chief replied the library property specifically they would be considered criminal trespass at that point, but during the day it's no not. Mrs. Hunt stated there needs to be a conversation with the library again, about that type of, uh, and one, one morning I was, I think I was telling you they were fighting. He was beating her up and she's just screaming and hollering. And I'm like, this is like six o'clock in the morning, disturbing the peace. Vice President Green said we need to address the County, because 211 is over the loop. They can't handle what is going on. And I think since the flood, with all the people that they had from that they can't handle it. And some of these people are getting put out of the hotel. I just think that they gotta come up with something different. Whether it be some type of facility, it gotta be something different. Mrs. Hunt said I just think, you know, it just seems like every time the City is on the move, moving forward, good things are happening in the City. We are deterred by something. So, you have developers in and out of the City all the time, looking at areas, looking at properties. And now all of the sudden we have to entertain this homeless problem with them all over the streets. What is that going to do to our image? And what is it going to do to the mindsets of the developers that want come in? I just think whatever steps we need to take to clean it up , more than what we've been doing. Vice Preident Green stated it's about mental health for most of them. Exactly. And we don't have state institutions anymore. And when they put 'em in these group homes, they're free to leave. Right. You know, and they don't. I just think that it's a bigger picture here, you know, between them, here, us and the County and the State to address decision, Mrs. Hunt said it even makes you feel like, even for me, you bitter cold, like, are we really doing get these people some help? The library , the City and the local are right down there in the area where they are staging, if we could do something to work together, but not make it convenient for them to just sit there, you know, for Friday it was terrible over there at 1:23 pm on Friday. Vice President Green stated I do think it warrancies conversation. Mrs. Hunt said I wouldn't want to hold up our contribution to the library because it is good for the City. So, I am a little discouraged and concerned that they aren't taking more of an active role in trying to something with this homelessness. President Lavender Norris stated we definitely, I have to have another conversation with them. No doubt. And it may be, you know, this time around include the County in the conversation. It was just City and library. Maybe now the county should be added into the conversation so they can hear exactly where we stand. And, even how the library is looking at this, they are saying, you know, they don't want to prohibit anybody from coming into the library and things of that nature. And I totally agree. They shouldn't prohibit anybody from coming in, however, them coming in. Isn't the issue, the hanging out outside is. A deeper conversation should bring it to a head, right. So to speak, right. So we can handle it and move forward. Vice President Green said I guarantee you, if this was a bunch of young people hanging out their porch, bounding and sitting around, they would not matter. They would not. Mrs. Hunt said and they are talking about, they don't want to hinder people. That's going to hinder people. Yeah. You know, deter people from coming, if you that.

Ms. Al Amin made a motion to close action items; Vice President Green seconded the motion. Motion passed 6-0.

## Reports

### 1. Solicitor

Mr. Jefferson announced he prepared a more detailed attorney client privilege report to council, and was discussed in executive session. Since council's last meeting, I provided legal advice to the City regarding the enactment and cost of ordinances. Generally, I worked on an appeal to the Commonwealth Court. I worked on certain real estate matters more specifically leasing and sale of property. I worked on certain contractual matters and I reviewed and analyzed a zoning hearing application.

### 2. City Manager

Mr. Logan explained in executive, he provided an update on the personnel and real estate projects. In addition to that, just for public information, Vanessa Briggs, the President of the Alliance for Health Equity, recently created a small working group with the Chester County Hospital and other nonprofit organizations to identify long term policies, to avoid what we are experiencing now with the closure of Tower Health. This group will examine the City Regional Resources, Medical Assist, Emergency Services, funding allocation, and community engagement, and what other alternatives people will have in the future. Vanessa has taken on this particular responsibility as a result of the Tower Health closure. We are very pleased that she's doing this and she is bringing together a number of people including our state and local officials to have these conversations. This is a long-range goal. We are trying to put this policy in place so that when a new Medical Facility does come into the City, that there is a representation from our community to share with them some of our challenges and our needs. We are very appreciative of the Alliance for Health Equity and Vanessa leading the charge. This evening you heard from Patrick Gardner and Angela Watson regarding the Train Station. We are very excited about that. We will continue to work with them on coordinating our efforts, not only on the project itself, but working close with construction and engineering to identify local talent that might be able to help with this project moving forward. In addition, to the mention of the closure Fourth Avenue, which will go into effect sometime late in February. We will coordinate with Second Century Alliance and Councilwoman Hunt. We'll take your idea, see you how to expand on that with the notifications. And we'll also look into partnering with am as well along.

### 3. Assistant City Manager

Mr. Houston stated he was going to start off with COVID. I'm actually going to read directly from the County Health Department of the county. We are in currently high-status range. The rapid increase in a number of people testing positive has resulted in an exponential increase in the number of people exposed to COVID 19. This has led to an increased demand for COVID 19 testing and people seeking medical early to COVID 19 as a local health department, we continue to prioritize public health strategies that have the greatest potential for strong impact to control the virus spread. For example, right now, we are focused on ensuring that opportunities for vaccinations and testing exist throughout the county as a way to reduce the severity of infection and reduce the burden of our on our hospitals and healthcare providers. We continue to work closely with local organizations, serving high risk populations that are experiencing outbreaks to help minimize the outbreaks impact. We also

continue to prioritize positive COVID 19 test case investigations for those who are not currently eligible for a vaccine, our youngest population and individuals who are at risk of severe elders from COVID 19 due to age, lastly, with the current level of community transition and following recent CDC updates, and this is important isolation and quarantine guidelines, contact tracing is increasingly less effective and no longer practical as the tool to disrupt spread of infection for our overall Chester County community. We, the County are therefore concentrating efforts on ensuring contact tracing continues in our childcare centers, healthcare centers, congregational facilities, and correctional facilities, all individuals who test positive are strongly heard to notify any close context themselves. We will continue to review all public health strategies from across the country to control the impact of COVID 19. Please help us reduce the community transition by wearing masks properly, limiting social gathering, staying at home. If you're not feeling well and choosing to be vaccinated and boosted with so much happening so rapidly. This is from me. I'm sorry. I would suggest stay in tune to the various news outlets for specific numbers or turning into the Chester County Health Departments website for updated information. As you can see, City Hall will continue to take precautions that we feel necessary here. We are rotating staff in and out. We are masking on a daily basis. We don't go to meetings without masking, as you are sitting here and now we're doing the crossover.

On a side note public works so far, the weather events have been small. I'd like to keep it that way. It'd be nice to get through to March or February, on the slow side, just a reminder for your snow. Manage the snow emergency route, and also your 24 hour snow removal on sidewalks. Codes is getting out and about, and we do have an additional code member, behind the scenes, there are a lot of projects going on. As James mentioned, we have a lot of small projects through large projects that is keeping us busy. We have Planning Commission Meetings, Zoning, Hearing meetings coming up. So, things are happening very rapidly in our Codes Department as well.

Vice President Green asked about the number of cases in the County. Mr. Huston explained I did not report on numbers this time around because they are rising so rapidly that almost the county weekly numbers just keep jumping. So, what that took was the County's note that said, look, we are increasing as a County. We need to try and find a way to bring it back down. Mask, vaccine, I thought I didn't want to put numbers in. It's just kind of all kind of all over the place at this moment. The school district has stopped contact tracing here in Coatesville as well. Yeah. I heard that, you know, that makes me nervous. Ms. Al Amin announced we are currently the second highest in Pennsylvania. President Lavender Norris stated that at the reorganization meeting she said that it would be good for us as a council to consider the mask mandate for the City. I would like to propose that we put that on the agenda for our next meeting. It will help to move forward on that because the numbers are jumping, and this Omicron variant is so contagious. People are actually positive and don't know. So, it would behoove us to move forward with the mask mandate. That's my opinion and we put it on the agenda for our next meeting's not breaking out the municipality. Ms. Al Amin explained there is a lot of places now like, Universities, schools, different places that cloth masks are no longer allowed. They are saying to wear the N95.

4. Finance Department

Mr. Troutman provided a couple updates. The Real Estate Tax invoices and Solid Waste invoices will be mailed next week. They will be going out timely on or about February 1st. If

they pay prior to March 31st, there will be multiple venues or avenues to pay that are also with the bill. On the second page, the discount is through March 31st, the penalties start June 1st. So, if one cannot pay by March 31st, we encourage payment in April or May to avoid the penalty. If you have not paid your 2021 taxes or Solid Waste, the tax portion has been turned over to the County. That is an annual event that happens. They are turned over to the County midnight on the 31st of December. We are going to be positive. The Real Estate has moved on to the County, the Solid Waste that we've done for the last two years, there's an opportunity to pay at the City for last year, so that it can avoid the legal costs and before turning it over to collection, which we turn them over to Portnoff. We are going to turn it over the first week of March. So, I am saying March 1st at the last date that we can accept the payment here. And then again, it saves any of the legal processing and notification costs that are associated with the collection efforts. So, those would be the two major announcements. The dates will be on the website. We have actually got one payment today. So, one person took advantage of that. I would direct you to your books on page one of 49. This is the traditional circle square page that's provided with a recap of the major funds. And do I see most, are all there? Okay. And normally I don't have you physically go to this page, but you got to brag a little because the team came through. What you see is a hundred percent of the year we are closed, the auditors have started they are doing their thing, but we're comfortable that we've closed the bus and it does have a surplus. There're a couple things that have gone off. So, we know that as a team, we were struggling because we had anticipated a major event to happen in the year. And we saw fairly early on, it probably wasn't going to happen in 2022. So, we knew that we were fighting against a \$600,000 hole to fill. If we recall, we were building toward that roughly a hundred thousand a month, and the question was, well, we going to be able to finish out that that's right. Yeah. So as a team, the expenses you'll see on the far right in the top, inside the circle, the percentage of budget is less than the revenue percentage, meaning everybody chipped in to cut costs everywhere they could. Yeah. Wonderful. And, that's an important distinction that it was the team that did that because the finance budget kind of small compared to everybody else. So, it was everybody else that chipped in and helped get us there. So, and on the revenue side, we had the big gap that we had to cover. We still only made less than 91% of our budgeted revenue, which means it even makes it more impressive how everybody came together. And, I know several of you have said everybody else has been working on it, but Council, you really did have a hand in this by, by setting the tone and setting the priorities. It really was everybody who pulled together for the benefit of the City. The however part of that is it, we didn't make it because everything went perfect. What happened was we made it partly because we had to rely on a couple, one-time events they're smaller than last year, which was smaller than the year before. So, we're clearly getting there, but we needed the help of a couple, one-time events to create the surplus. And the easiest one to speak to is the Sheriff's sale for the, for the former Marriot Hotel that generated \$182,000 in and of itself. There were some other smaller one-time events, but that was a big one that helped the couple margin to be able to hit the numbers. All the other funds turned out better because of different types of events, but as a general rule, the City is doing substantially better than it did last year. We are on a nice trend of what's happening. So that's really the financial portion. Now I would flip the page and talk about the three pension audits that are in your packages and these are public. They will be posted on the audit page on the City's website and with the Commonwealth. The Commonwealth does audits typically every two years, they did it every three years because of COVID. The good part about this is they were, the auditor was extremely complimentary on some of the actions that the City has taken through a pension commission, which each of

the pension funds, we have three pension funds, one for the Fire full time, one for the Police full time police, and the third is non-uniform, which includes AFSME members and qualifying administrative staff. Public Works, the Administrative and certain individuals within the police department and part-time fire, so it's everybody else and it's conglomerate. And it's important for me to set that stage for what I'll explain in a few minutes. So they were extremely complimentary of some of the actions that the board had taken. They were extremely complimentary that we had procedures in place that we caught two felons who cause of Pennsylvania law are not allowed to get pension, or would've been staged to get pension, but they were not found. But that was mentioned, I believe earlier from one of the sessions that our intern found that. We found an individual who was entitled to a pension, but was not drawing it. So there were actually procedures to find that person and then got them their pension. So, so we did some really good things. We did what the tangible side of this are. There are two findings. The one finding is a repeat finding that we've had for approximately 20 years. That is the inconsistency within the Non-Uniform Plan between the Third-Class City Code and the various different and the ordinances that are on the books and they are required to write that up. There is no distinctive penalty. Cause of the finding is stated that they would like us fixing it required in all likelihood, blowing up the plan, going a different direction for all future participants and the I'm waiting for every current eligible person to pass, which is going to take decades. That's going to take a lot of work structurally. And so, what we're going to do in the pension meeting tomorrow is ask the commission to authorize pursuing some possible ideas and some possible approaches that might fix it, not commit anything, just pursue that and then come back to the commission and to Council to decide if it's really possible practically to fix it, that's the first finding. But again, it's been there for 20 some years. The repeat finding the other, finding the second finding that Council and Vice President Green just brought up was there were two individuals that were part-timers who were reported as full-timers. So the Commonwealth accidentally overpaid us. And so, we had to return the funding. The funding was returned right away. So as soon as it was a noticed, we repaid it. And so that finding is corrected and fixed. And obviously we need to adjust the procedure to make sure that we have multiple eyes testing, whether individuals that are part-timers really qualify as full-time. So, it is not a major finding, but it is something that we needed to fix and improve our procedure.

### **Citizens Hearings Non-Agenda Items Only (3 Minutes)**

There were no citizens hearings on non-agenda items only at this time.

Vice President Green made a motion to close citizens hearings on non-agenda items; Ms. Al Amin seconded the motion. Motion passed 6-0.

### **Special Events**

There were no special events at this time.

### **Council Comments**

Mr. Folks thanked everyone for coming out. I had a good day. Ms. Allen and I took a tour of the second ward, we documented every pothole, every missing sign, every street, um, there's some streets that they aren't on the map that we found out, there's some streets that we drive on every day, I don't know how the cops get around when there's no streets on these alleys. So, we documented it and now the City has it. It was a good day. Stay safe, get vaccinated, and God bless.

Mrs. Hunt thanked everyone for coming and hanging out. I had a request from the First Baptist Church of Passtown, they're going to be installing their new pastor in February. They wanted to know if we could purchase an ad, and/or have someone from the City attend the installation service and give him, well, they said proclamation, but I did tell them, I wasn't sure the proclamation was in order, but, I would see if there was something so I wanted to ask. Their deadline for their ads is February the 21<sup>st</sup>. The cost for half page is \$50. The full page is a hundred. Something like that. Yeah. I, I think that's more or less what they're looking for just to welcome him to the area. Mr. Folks said I don't think we should do. Cause it's up to you all. No, we can do it, but I'm just saying, if we do one, then we have to do another, but we do it anyway. I mean, we do it for different. I'm just saying that's not a good scenario to put out there. Mrs. Hunt said we either can choose to do the book or we choose to do the ad. Welcoming them to the City, we can do ne or the other, but not based on whether somebody else is going to come and ask us because they do it all as hard work. President Lavender Norris suggested an easy fix to that dilemma? The City do a letter welcoming them to the area. And then we as individual Council of members, put our monies together to put that ad. Mrs. Hunt replied I'm for that. I just wanted to put it out there because it was brought to me. I just wanted to bring that out there and again, thank everyone, Chief is good to see you and everyone just have a good evening, stay safe, stay warm, and look forward to seeing you next meeting.

Ms. Allen thanked everyone for coming out and be safe going home.

Ms. Al Amin thanked everyone came out and for everyone that tuned in on the zoom. I hope the meeting was informative.

Vice President Green stated I hope the meeting was informative. I love when people come out and get involved and ask questions and I'm just excited about everything. I think that, you know, in the midst of some bad things that have happened, you know, we just got to keep our young people focused and pray for our young people. You know, our businesses are very important in the City and I know chief, I know that our police department is doing a great job policing the businesses and trying to keep everybody safe. But I do know that we had an unfortunate event that occurred a few weeks ago and we just have to keep praying for our youth, you know, and the organizations that are in the City that are here to help, um, we had the Juvenile Alliance that they could get a focus and really try to dial in on, on some of our young people and help them get the attention and the help that they need. I'm excited about the Train Station. Thank you, Ms. Patricia Rooney for her presentation on the lead safety. It is a very important issue, but it's an issue that is going to take a lot of work and I'm not even really sure how you begin that because the lead, the paint in the homes, the lead pipes, that's all costs money that some people are just not to spend the money. I don't know if we could require that or make them do that, but you know, it is something to look at and I thank her for bringing it to our camp. So I just asked everyone, I have a great night. Thanks for coming up.

President Lavender Norris echoed her colleagues as she is grateful for the direction we're moving in. I know we are not moving at lightning speed, but we're moving, we're growing, we're learning from one another and we're learning projects. We're just, it's a whole new world for the City of Coatesville at this point. So, congratulations on the acquisition, another big deal in the City. Another move, I'm going to say another move of God, because without him, these things wouldn't be happening. I'm just grateful for where we are and we're headed. We had the discussion regarding the homeless population here. We don't want to criminalize, we don't want to hurt or harm them. We also don't want them trespassing. We also don't want the sleeping in the streets. We also don't want the trash and what have you spread out, lying around, help us to help them. However, we've tried as the City,

the County, our Police Department, everybody's been trying, I don't know what the answer is, but I know there is an answer. I know they had the opportunity to have shelter and they refused it for whatever reason. We can't just stop there. I don't want to call them a nuisance, but for the property owners, they're becoming a nuisance. So again, let help us to help them. However, I'm asking everybody to think it through. How do you think we should handle it? What do you think we should do? Whether we can do what you think or not. It's an Avenue for us to, to go down and see if it's possible. Um, together we'll make it happen. I promise one way or the other we're going to make it happen. We didn't come this far to fizzle out. I want to say thank you again to my colleagues. I want to say thank you to our staff, our administration y'all are the MVPs here, Rob, y'all, thank you so much for all you do. God bless you all. Please be safe. And, um, I'm just looking forward to the next year. I'm excited and I hope I pray that you're excited to.

### **Adjournment**

Vice President Green made a motion to adjourn the meeting; Ms. Al Amin seconded the motion. Motion passed 6-0.

This meeting was conducted live on zoom and posted on YouTube the following day on the link below: <https://www.youtube.com/channel/UC1u3VUIQr4r0xII0xv1HmvA>